



4 Harbotts View, Middlewich, Cheshire, CW10 9PL
£295,000

This impressive three storey town house, set over three floors is located in the sought after location of Harbotts view, offering an exceptional blend of style and practicality. The ground floor has an inviting entrance hall, bedroom four, office, utility and guest WC, to the first floor a lounge with Juliette balcony and a kitchen diner with French doors that lead to the garden. Three bedrooms, en-suite to the main bedroom and family bathroom completes the accommodation. Externally, a driveway provides off road parking, which leads to the part garage, benefitting an electric charging point and an enclosed rear garden which is ideal for alfresco dining. This beautiful home is ideally located for commuting and a perfect balance of peace, tranquility and convenience.

Accommodation

Entrance hall:

Accessed via the entrance door you will find a welcoming entrance hall. With useful understairs cupboard. With stairs rising to the first floor, doors to the guest WC, bedroom four, office and utility room.

Bedroom Three:

3.08m x 3.15m

With a feature roof window and wall mounted radiator.

Office

4.11m x 2.62m

A versatile room, currently used as an Office.

Utility Room

1.84m x 2.56m

The utility area is fitted with a range of base and wall units with marble effect composite work surface over incorporating a Belfast sink. Space and plumbing for washing machine and space for dryer.

Guest WC:

Fitted with a low level WC, hand wash basin and radiator.

The first floor landing gives access to the kitchen/diner and lounge and stairs rise to the second floor.

Lounge

5.99m x 5.03m Max

This lovely light and airy lounge with a double glazed window to the front elevation, double glazed French doors with Juliette balcony both fitted with shutters. Panelled walls, feature fitted storage and wall mounted radiators.

Kitchen/Diner

2.54m x 5.08m

Fitted with a range of base and wall units with marble effect composite work surface over incorporating a Belfast sink. Complimented by a range of integrated appliances including a double oven and grill, microwave, gas hob with extraction over, fridge freezer and dishwasher. Cupboard houses boiler. With a double glazed window to the rear and French doors lead to the garden both fitted with shutters.

The second floor landing allows access to the three bedrooms and the family bathroom and loft space.

Bedroom One

4.34m x 3.12m

With a double glazed window to the front elevation fitted with feature shutters, wall mounted radiator and a door leads to the en-suite.

En-suite:

Fitted with a suite comprising a shower cubicle and shower, hand wash basin and low level WC, tiled walls and tiled flooring and towel rail.

Bedroom Two

3.51m Max x 3.12m

With a double glazed window to the rear elevation with feature shutters and wall mounted radiator.

Bedroom Four

3.24m m x 1.88m

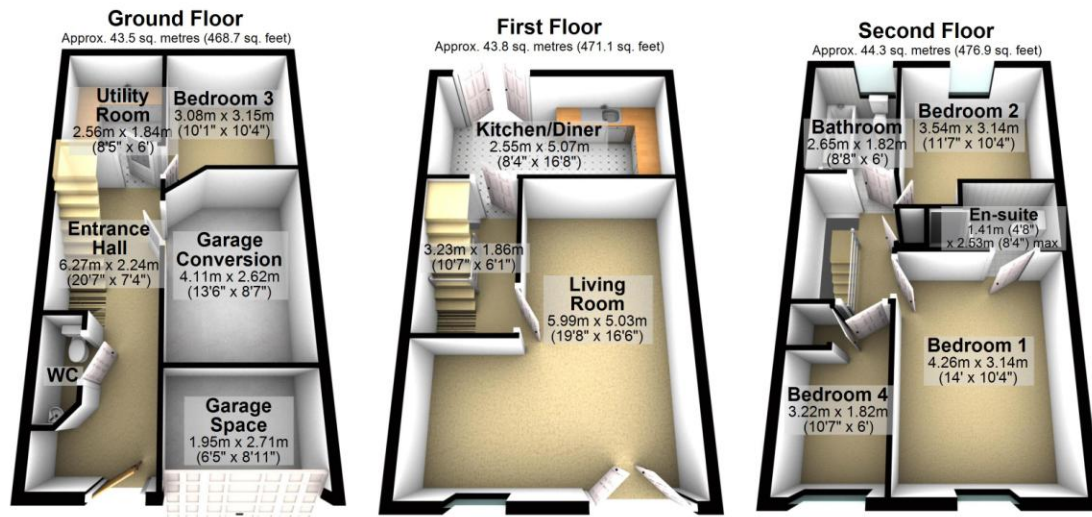
With a double glazed window to the front elevation fitted with feature shutters, wall mounted radiator and providing storage.

Family bathroom:

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising a low level WC, hand wash basin and panelled bath, inset spot lighting, towel rail, part tiled walls.

To the front is a driveway providing off road parking leading to the part garage area which provides storage. The low maintenance rear garden is ideal for alfresco dining.





Total area: approx. 131.6 sq. metres (1416.7 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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